

00559820



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK TRUST, N.A. AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION
TRUST

vs.

JUDY C BASS, ET. AL.

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 16-2-12584-1 KNT

JUDGMENT RENDERED ON 9/15/2016
ORDER OF SALE ISSUED: 7/25/2017
DATE OF LEVY: 8/16/2017

TO: JUDY C BASS, JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

312 S 128TH ST, SEATTLE, WA 98168

PARCEL 1 THE NORTH 80 00 FEET OF THE EAST 128 00 FEET OF THE FOLLOWING DESCRIBED PROPERTY, THAT PORTION OF THE SOUTHWEST 1/2, OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 EAST, WM. DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE SOUTH 89°12'14" WEST ALONG SOUTHERLY LINE THEREOF 1327 929 FEET, THENCE NORTH 0°02'15" WEST 30 00 FEET TO TRUE POINT OF BEGINNING, THENCE NORTH 0°00'48" EAST 275 00 FEET, THENCE SOUTH 89°12'14" WEST 238 00 FEET, THENCE SOUTH 0°00'48" WEST 275 00 FEET, THENCE NORTH 89°12'14" EAST 238 00 FEET TO TRUE POINT OF BEGINNING.

PARCEL 2 THAT PORTION OF THE SOUTHWEST 1/2 OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 EAST W M, DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE SOUTH 89°12'14" WEST ALONG THE SOUTHERLY LINE THEREOF 1455 929 FEET, THENCE NORTH 0°00'48" EAST 30 00 FEET TO THE NORTHERLY LINE OF SOUTH 127TH STREET AND THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 0°00'48" EAST 275 00 FEET, THENCE SOUTH 89°12'14" WEST 20 00 FEET, THENCE SOUTH 0°00'48" WEST 275 00 FEET TO THE NORTHERLY LINE OF SOUTH 128TH STREET, THENCE NORTH 89°12'14" EAST 20 00 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS PORTIONS OF LOTS 8 AND 9 IN BLOCK "C" OF REPLAT OF CEDARHURST DIV NO 3, UNRECORDED), SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD APN/PARCEL #144760-0185

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: OCTOBER 6, 2017
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$303,418.09** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on OCTOBER 6, 2018.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on OCTOBER 6, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON OCTOBER 6, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
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